

**Magnolia Ridge at Virginia Center
Property Owners Association, Inc.
Board of Directors Meeting
April 17, 2012**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Property Owners Association was called to order by President Becky Davis on April 17, 2012. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

Board of Directors that were present: President Becky Davis, Dick Toskes, and Bernard Cordeau. Crystal Montague-Holland was not able to make the meeting due to a prior commitment.

Also present were the association's managing agent Dave Hering and social committee chairperson Diane Miller.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Dick Toskes, seconded by Bernard Cordeau that the reading of the minutes of February 21, 2012 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

President – Becky Davis will present a gift certificate to Morris Leake for his services to the Board for the past two years; Morris did not run for reelection this year.

Treasurer: Dick Toskes reported that our fiscal year ending on March 30, 2012 and that the financial condition of the association is in outstanding shape. We currently have \$301,154 in our cash accounts including \$185,407 that is set aside in our replacement fund. Our delinquent accounts now total \$18,032 which is a substantial decrease from the past several months. We have 18 homeowners (out of 415 homeowners) in "collection status" which means they have been referred to our collection agency for potential legal action and if necessary, the filing of liens.

For the year our delinquent accounts increased by \$3,372 which is in line with our projections.

Dick Toskes informed the board that due to our cost cutting efforts, our budget for the year came in under budget by approximately \$21,000. For example, by closely monitoring the usage of water for our irrigation system, we were \$8,800 under our budget. We also reduced our cost for lawn maintenance, legal, taxes, and community maintenance – all came in substantially below our approved budget for last year. The board will continue to monitor all expenses very closely to assure additional savings to the community.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues for the past 10 years and not delinquent dues for only the current year. A delinquent account is not taken off the books until we are advised to do so by our legal firm. Also, delinquent dues are collected when a house is sold with an outstanding balance.

- **Payment of your dues should be made to Magnolia Ridge at Virginia Center, c/o Community Partners of Virginia, P.O. Box 60606, Phoenix, AZ 85082-0606. Please use the coupon book and envelope that was provided to you.**

Our replacement fund is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our “Replacement Study Report”.

All residents should be aware that new pool stickers for the 2012 pool season will not be issue to any resident who is not current in their dues assessments.

Managing Agent:

Dave Hering reminded the board that Tonya Duncan is now our community administrator and should be contacted for resolution of routine items.

Dave also informed the board that after discussions with the board and Bill Swift, President our outside management company, the management fee will not be increased for 2012 saving the association approximately \$1200.

President Becky Davis signed a new 2012 contract with Community Partners for the upcoming year.

Pool Committee: Director Cordeau informed the board that he purchased three new umbrellas for the pool as back up.

Social Committee: Diane Miller informed the board that the Easter Egg Hunt was a huge success.

Diane also stated that the pool open day hot dog cookout will be held on May 26, 2012 from 12:00 to 2:00.

The corn hole tournament will be held on June 30, 2012 at the tennis courts;

The fall year sale will be: September 29, 2012

The community trash pickup will be October 6, 2012

Becky also informed the board that our web site home page will be updated to allow for the posting of multiple social events (8) so that our residents will be kept informed of all yearly social events.

Communications: No report this month.

Welcome Committee: No report this month.

Neighborhood Watch Committee: No report this month.

6) **Member Voices:** None present.

7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to improve and maintain our grounds.

Bernard during the past month has made repairs to our pool bath rooms to get them in shape for opening day; repairs were made to the toilets and showers to eliminate leaks. Bernard is also replacing the fans in the pump room and improved the water circulation in the newly cemented area to assure water runoff.

8) **Unfinished Business:** None

9) **New Business:**

The board approved repairs to be made to the pool prior to opening day including:

- The board approved major repair to the main pool entry ramp costing \$4900;
- The board approved removing and changing the sand in main pool filters costing \$1,500;

The board also nominated and approved the selection of Diane Miller as secretary and a member of the board of directors.

Next meeting Time and Place –

The meeting adjourned at 7:45. The next BOD meeting will be on May 15, 2012 at 6:30 P.M at Springhill Suites, 9701 Brook Road, Richmond, Virginia; homeowners are encouraged to attend this meeting.